134.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	844,800 / 844,800
					USE VALUE:	844,800 / 844,800
					ASSESSED:	844,800 / 844,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POWERS THOMAS
Owner 2:	DAHL KAREN
Owner 3:	
Street 1:	20 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GROSSMAN MICHAEL E -
Owner 2:	JACOBSON MOLLY E -
Street 1:	20 HIGH HAITH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2222 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4423.000	402,600		442,200	844,800
Total Card	0.102	402,600		442,200	844,800
Total Parcel	0.102	402,600		442,200	844,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.24 /Parcel: 380.24

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86409

GIS Ref

GIS Ref

Insp Date 04/24/09

!10462!

PREVIOUS ASSESSMENT

Parcel ID 134.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	402,600	0	4,423.	442,200	844,800		Year end	12/23/2021
2021	101	FV	389,900	0	4,423.	442,200	832,100		Year End Roll	12/10/2020
2020	101	FV	389,800	0	4,423.	442,200	832,000	832,000	Year End Roll	12/18/2019
2019	101	FV	297,100	0	4,423.	414,500	711,600	711,600	Year End Roll	1/3/2019
2018	101	FV	297,100	0	4,423.	342,700	639,800	639,800	Year End Roll	12/20/2017
2017	101	FV	297,100	0	4,423.	315,000	612,100	612,100	Year End Roll	1/3/2017
2016	101	FV	297,100	0	4,423.	287,400	584,500	584,500	Year End	1/4/2016
2015	101	FV	289,600	0	4,423.	281,900	571,500	571,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:44:57

LAST REV

Date	Time
09/09/20	15:36:32
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10462

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GROSSMAN MICHAE	75269-183	1	7/31/2020		976,000	No	No		
CLOUGH THOMAS L	50015-371		8/28/2007		502,000	No	No		
MURDOCK ANNE E	33449-405		8/15/2001		440,000	No	No		
AVIS NANCY	30278-555		6/10/1999		319,000	No	No		
FARRELL GERTRUD	22239-318		7/27/1992		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2014	724	Redo Kit	68,000					
3/18/2014	220	Redo Bas	19,000					
12/9/2011	1614	Re-Roof	6,300					

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
7/1/2014	Info Fm Prmt	PC	PHIL C
6/9/2014	External Ins	PC	PHIL C
4/24/2009	Meas/Inspect	372	PATRIOT
1/22/2009	Measured	336	PATRIOT
12/3/2008	MLS	MM	Mary M
12/19/2001	MLS	MM	Mary M
6/19/2000	MLS		
11/23/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86409
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4423		Sq. Ft.	Site		0	80.	1.25	9									442,151						442,200	

Total AC/HA:	0.10154	Total SF/SM:	4423	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	442,151	Spl Credit		Total:	442,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31624365
Const Adj.:	1.03929210
Adj $ / SQ:	177.835
Other Features:	78500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	494552
Depreciation:	91987
Depreciated Total:	402565

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

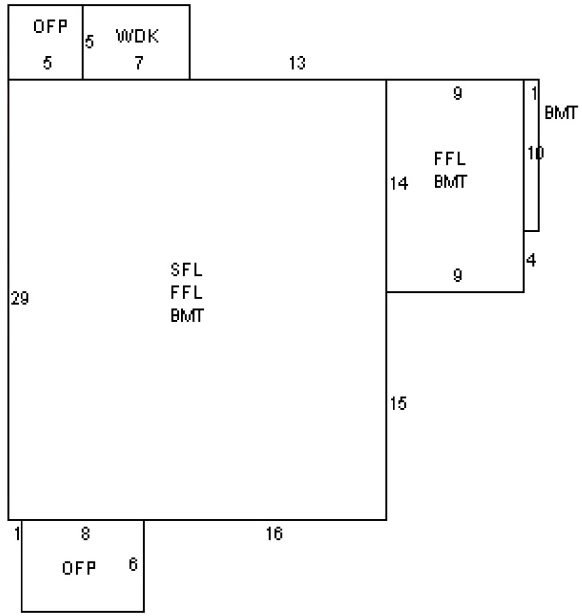
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	195.62
Special Features:	0	Val/Su Net:	158.19
Final Total:	402600	Val/Su SzAd	255.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	861	101.370	87,276
FFL	First Floor	851	177.840	151,338
SFL	Second Floor	725	177.840	128,930
OFP	Open Porch	73	40.640	2,967
WDK	Deck	35	16.630	582

Net Sketched Area:	2,545	Total:	371,093
Size Ad	1576	Gross Area	2545	FinArea	2222
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

134.0-0004-0010.0

IMAGE

AssessPro Patriot Properties, Inc